



AGENDA

SPECIAL CALLED MEETING TRINITY CITY PLANNING & ZONING BOARD MEETING

January 5, 2006
7:00 pm

1. Call to Order
2. Election of Temporary Chairman
3. Oaths of Office
4. Review of Preliminary Plat
Colonial Village (Commercial Lots)
5. Comments from the Board.
6. Comments from the Staff.
7. Adjourn.

Memo

To: Planning and Zoning Board
From: Adam Stumb
CC:
Date: 12/28/05
Re: Special Called Meeting

The purpose of this meeting is to take action on a five lot subdivision, a portion of the Colonial Village development. These lots were intended to be a part of the preliminary sketch plan approved by this Board in October. However they were not included at the time and need to be before any action can be taken on the final plat by City Council. In an effort to accommodate this error and the developer we have requested that you review these lots and take action on them at a special called meeting.

If approved by this Board, City Council will be taking action on the first nine residential lots and the five commercial lots show on this plan in January. According to the developer, construction on the single family homes should begin early in the new year and the commercial development should follow soon after.

If there any questions leading up to the meeting, please call me at City Hall. The office will be closed on January 2.



**TRINITY CITY PLANNING & ZONING BOARD
SPECIAL CALLED MEETING**

**January 05, 2006
7:00 pm**

The Trinity Planning Board held a Special Called Planning and Zoning Board Meeting at Trinity City Hall. A quorum was present.

PLANNING BOARD MEMBERS PRESENT: Planning Board Members: J.R. Ewings; Linda Gant, Vernel Gibson, Buddy Maness, Melvin Patterson, and Robbie Sikes.

NEWLY SWORN MEMBER: T. Scott Norman

PLANNING BOARD MEMBERS ABSENT: Jim Wall

OTHERS PRESENT: City Manager, Ann Bailie; Planning/Zoning Administrator and Code Enforcement Officer, Adam Stumb; City Clerk/FO Debbie Hinson; Council members: Bridges, Labonte, and other interested parties.

ITEM 1. CALL TO ORDER

J. R. Ewings called the January 05, 2006 Special Called Meeting to order at 7:00 p.m. and led the Pledge of Allegiance.

INVOCATION

Planning Member Gibson gave the invocation.

ITEM 2. ELECTION OF TEMPORARY CHAIRMAN

Mr. Stumb explained that a Chairperson was normally elected at the first Regular Meeting of the Board. Since this is a Special Called Meeting the Board will need to elect a temporary chairman to conduct this meeting. You will elect the Chairman for the Board for the term of one (1) year at your first Regularly Scheduled Meeting.

At this time Member Patterson nominated J. R. Ewings to serve as temporary chairman, and seconded by Member Sikes. With no other nominations, Member Gibson made a motion that the nominations be closed on the said person.

Manager Bailie advised members that Mr. Ewings was the temporary chairman by acclamation.

ITEM 3. OATHS OF OFFICE

After opening this item Chairman Ewings asked that Mayor Andrews give the Oath of Office to newly appointed or reappointed members. Mayor Andrews administered the Oaths of Office to Mr. Melvin Patterson, Mr. J. R Ewings, and the newest member T. Scott Norman.

After administering the Oath of Office, Mayor Andrews, Planning Members, Staff, and members of the audience welcomed the newest member of the Planning /Zoning and Board of Adjustments T. Scott Norman to the group.

**ITEM 4. REVIEW OF PRELIMINARY PLAT
COLONIAL VILLAGE (COMMERCIAL LOTS)**

Chairman Ewings opened this item and turned discussion over to Mr. Stumb, Planning Administrator.

Mr. Stumb advised members the primary purpose of this meeting was to take action on a five lot subdivision, a portion of the Colonial Village development. The lots were intended to be a part of the preliminary site plan approved by the Board in October 2005. However, they were not included on the plan at the time of consideration and need to be approved before action can be taken on the final plat by City Council. In an effort to address this omission and accommodate the developer's schedule, we have requested that you review these lots and take action on them at this meeting. If approved by this Board, City Council will be taking action on the first nine residential lots and the five commercial lots shown on this plan in January. According to the developer, construction on the single family homes should begin early in the New Year and the commercial development should follow soon after.

There was discussion between members and Mr. Stumb regarding the rezoning of this property to Highway Commercial. Mr. Stumb advised members this property was rezoned in August 04 to Highway Commercial.

Mr. Jim Billups, city engineer with Anderson and Associates advised members that his firm had checked the utilities and infrastructure submitted to serve the first phase for the residential development to make sure it would also work with commercial development. This has been confirmed and checked out. We have provided a separate letter in regards to construction plans. They have corrected anything that needed to be corrected and been approved by our firm.

With no further discussion, Member Sikes made a motion to accept and approve this request, seconded by Member Gibson and approved unanimously.

**ITEM 5. COMMENTS FROM THE BOARD.
None**

ITEM 6. COMMENTS FROM THE STAFF.

Mr. Stumb thanked members for attending this meeting on short notice. Manager Bailie officially welcomed Scott Norman to the Board and asked members introduce themselves to Mr. Norman.

ITEM 7. ADJOURN.

With no other business, Chairman Ewings called for a motion to adjourn the January 06, 2006 Special Called Meeting of the Planning/Zoning Board.

Motion to adjourn by Member Sikes, seconded by Member Maness, and approved unanimously by all Planning/Zoning Members present.

These minutes were approved by the Planning/Zoning Board at their Regular Meeting held on January 24, 2006 upon motion by Member Maness, seconded by member Gantt and approved unanimously by all Planning Members present.

Robbie Sikes, Chairman

Debbie Hinson, City Clerk

Date

Date